



Serving
Santa Clara
San Mateo
Santa Cruz
Counties

The CAA Network

- California Apartment Association
- Apartment Association Greater Inland Empire
- CAA Central Coast
- CAA Central Valley
- CAA Contra Costa
- CAA Greater Fresno
- CAA Los Angeles
- CAA Merced
- CAA Solano/Napa
- CAA Tri-County
- Income Property Association of Kern
- Marin Income Property Association
- North Coast Rental Housing Association
- Rental Housing Association of Northern Alameda County
- Rental Housing Association of Sacramento Valley
- Rental Housing Owners Association of Southern Alameda County
- San Diego County Apartment Association
- San Francisco Apartment Association
- San Joaquin County Rental Property Association
- South Coast Apartment Association



September 26, 2005

Chris Moylan
Chair
City of Sunnyvale Planning Commission
456 West Olive Avenue
Sunnyvale, CA 94088

Subject: Proposed Requirement to Provide Community Rooms in Multi-Family Development

Dear Chair Moylan:

The California Apartment Association Tri-County Division (CAA Tri-County) which represents over 3,000 owners and managers of rental property in Santa Clara, San Mateo, and Santa Cruz counties remains concerned about new regulations that may serve to elevate the cost of housing or make Sunnyvale a less desirable place to do business.

Staff's proposal to require community rooms/club houses in multi-family developments in excess of 100 units appears unnecessary and overly burdensome. An analysis of recent multi-family projects in Sunnyvale shows that developers voluntarily included community rooms in developments of more than 100 units; many new housing projects with fewer than 70 units contain such amenities, too. Additionally, a clear majority of existing large apartment communities in Sunnyvale already have such rooms along with spacious common areas. Therefore, the need for the proposed mandate does not exist.

By the staff's own admission, adopting the proposed requirement would elevate the cost of housing, raise rents, increase homeowner association fees, and lead to additional constraints on the development site. It appears unclear what, if any, problem the City attempts to address through this proposed requirement.

CAA Tri-County appreciates your consideration in this matter.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Joshua Howard
Government Affairs Manager
CAA Tri-County

CC: Members of the Planning Commission

ATTACHMENT E
Page 1 of 1